

**PLANNING COMMISSION MINUTES**  
**May 4, 1999**

Present: Chairman Dean Thurgood, Dick Dresher, Lois Williams, City Council Representative Barbara Holt, City Prosecutor J.C. Ynchausti, City Engineer Paul Rowland, Planning Director, Blaine Gehring, Recording Secretary Connie Feil

Absent: Vice Chairman Al Hess, Paul Summers, Mark Green, City Attorney Rusty Mahan

Dean Thurgood welcomed all those present and introduced all members. Dick Dresher made a motion to approve the minutes for April 20, 1999 with one spelling correction. Barbara Holt seconded the motion and voting was unanimous.

**Subdivisions**

1. Consider final approval for Bridlewood South Subdivision Phase 4, Steve Randall and Merrill Bunker, developers.

Steve Randall and Merrill Bunker, developers, were present. Paul Rowland explained that this is a 12-lot subdivision that will complete the four phases of the Bridlewood South Subdivision and was granted preliminary subdivision approval on April 14, 1999. The developer's engineers have now prepared the final plat and construction drawings and are requesting final approval.

As was discussed with the preliminary approval there were some concerns with the gully on lot 410 and questioned if this lot is a buildable lot. Mr. Rowland has met with the engineers and the developers to review the gully. It has been determined that lot 410 is a buildable lot. A home can be built without being on fill and will not pose an undue hazard.

Staff recommends that the Planning Commission grant final subdivision approval for Bridlewood South Subdivision Phase Four and pass a favorable recommendation to the City Council with the following conditions:

1. Payment of all fees and posting of proper bonds.
2. Supply a complete and current title report.
3. Correction of the minor errors on the plat and construction drawings.

There was a discussion about the gully on lot 410 and water drainage. After reviewing some surveying reports with the developer's engineers it was determined that the gully is not all fill. A basement could be built without causing problems. Bountiful Boulevard will intercept the water that comes off of the hill and channel it into the storm drain system that flows into Hooper Draw.

Lois Williams made a motion to recommend to the City Council final approval for Bridlewood South Subdivision Phase 4 subject to the conditions recommended from Staff. Barbara Holt seconded the motion and voting was unanimous.

### **Site Plans**

1. Consider preliminary and final site plan approval for Great Harvest Bread parking lot expansion at 43 E. 500 S., Tom Cordova, owner.

This item was postponed until another date.

2. Consider preliminary site plan approval for First Southern Baptist Church at 240 W. 1500 S., Mike Pless, Pastor.

Dan Cook, architect, was present. Paul Rowland explained that last April the Staff reviewed and considered a preliminary site plan for the First Southern Baptist Church. One of the conditions with that site plan approval was that they secure the necessary easements to get their storm drainage out to SR106. That required them to cross property owned by Five Points Mall. They have been unsuccessful in getting that easement. They have, however, been successful in obtaining an easement across the south end of the Continental Townhouse Condominiums property. They are now applying for a new site plan approval with a different design for the church and placing the building on the west side of the property and the parking along the east and north.

Dan Cook explained that there have been several attempts to obtain the easement for the storm drain from Five Points Mall which has been unsuccessful. While waiting for Five Points Mall the church started looking into other options. The church has changed the direction of the placement of the church and parking lot. The new plan has a nicer looking building and fits better on the property.

Mr. Rowland mentioned that there are 90 parking stalls including 3 handicap stalls which is more than the required parking. Blaine Gehring mentioned that one more parking stall for handicap needs to be provided. Also, with the elimination of the driveway on the west side the required landscaping and trees will need to be provided.

Staff recommends sending a favorable recommendation to the City Council for preliminary approval with the following conditions:

1. Finalize storm water run off calculations to determine size of detention basin and outlet piping.
2. Get necessary permits from UDOT to tie into storm drain system on U 106.
3. Demolition permits required for the demolition of the existing buildings.

4. Easements required along front of property and as required for the Power System.
5. Coordinate with Bountiful Light and Power for the removal and relocation of power poles and services on the property.
6. Remove the existing drive approach and drive from the west side of the property.
7. Correct parking plan to meet minimum ordinance and ADA requirements.

Dick Drescher made a motion to send to the City Council preliminary site plan approval for First Southern Baptist Church at 240 W. 1500 S. subject to the conditions from Staff with the modification to #6 to include “add additional landscaping as per ordinance requirements.” Lois Williams seconded the motion and voting was unanimous.

### **Ordinance Amendments**

1. Consider amending the Zoning Ordinance with regard to temporary classrooms for private schools.

Blaine Gehring explained that he has been approached to allow St. Olaf’s School to place a temporary classroom facility on their school as a temporary library while they consider and construct additional space at the school. In reviewing the ordinance, the only thing we had was a temporary conditional use permit for such a facility. St. Olaf’s are saying they would need the temporary facility for up to three years. Our temporary permit would be for a maximum of one year. Mr. Gehring has reviewed this with Mr. Mahan, City Attorney. It was agreed not to deny a private school like St. Olaf’s the same privilege that a public school would have. In Section 10-9-106 of the Utah Code it states: “A school district is subject to a municipality’s land use regulations under this chapter, except that a municipality may not: (a) impose requirements for landscaping, fencing, aesthetic considerations, construction methods or materials, building codes, building use for education purposes, or the placement or use of temporary classroom facilities on school property...” Within reason, the City should not restrict a private school wishing to use similar temporary facilities.

Mr. Gehring recommends the Planning Commission send a favorable recommendation to the City Council to amend the Zoning Ordinance by adding the following section to Chapter 14 of the Zoning Ordinance:

#### **14-14-120 Special Permit for Temporary Classrooms at Private Schools**

Upon special conditions as the Board may find reasonable, a special permit may be granted by the Board of Adjustment to provide, elementary and secondary schools concerning placement or use of temporary classroom facilities on private school property.

These requests will be presented to the Board of Adjustment as a special permit without the application and fees normally required.

Barbara Holt made a motion to send a favorable recommendation to the City Council for the approval for the amendment to the Zoning Ordinance to allow a special permit for temporary classrooms at private schools. Dick Dresher seconded the motion and voting was unanimous.

Meeting adjourned at 7:30 p.m.